

RFI Answers VA256-16-B-1258

RFI questions from Site Visit on 7 Sept 2016:

1. Upper level modified roofs: where possible is it acceptable to recover the existing roof instead of a complete tear off? This will not affect the warranty or be in conflict with building codes in these areas.

Answer: Yes, the entire project will now be to cover existing roof without extensive demolition. TPO system shall be vented so as to allow the existing SBS roof to dry. They will be mechanically attached not fully adhered as previously planned.

2. Building 1a and 1b: The copper standing seam panels and copper trim must be removed to seal the roof. The old metal should be replaced with new standing seam panels and trim or TPO (Color to be selected from standard color chart)

Answer: Remove the copper, recycle the copper, and report the weight of material recycled to the COR. Replace copper flashing with TPO coated metal not standing seam panels.

3. The EPDM expansion joint between C-wing and Building 53 appears to be leaking and should be repaired. Should this work be included in the pricing for roof section 4C01B1?

Answer: Remove the EPDM flashing and replace with TPO coated metal. It should be included in the pricing of roof section 4C01B1.

4. R-16 insulation is specified in the contract documents, however new IBC specifies R-20 as the minimum standard. Should the bid include R-20 insulation?

Answer: The VA is making an assumption that the current existing roofs have an R-10 value. The new TPO system shall add more to bring the system to minimum R-20.

5. Is the VA responsible for repairing landscaping for the potential laydown areas in front of Building 1?

Answer: Contractor will repair the areas damaged by filling holes with topsoil, smoothing out the areas, covering with common Bermuda seed and hay.

6. Should the contractor include chain-link construction fence around laydown areas and hazard zones?

Answer: Chain-link is not required but snow fencing that is semi rigid is required.

RFI Answers VA256-16-B-1258

7. Is it possible to work a night shift during removal?

Answer: Night work is allowed and encouraged. Night is defined as 6pm-6am. The parking lots and sidewalks outside of the laydown area will be open to public during weekdays. Weekend work is also encouraged.

8. Will an overnight seal be required after every working day?

Answer: Overnight seal only if rain is expected. Contractors shall not let the roofs leak into the building.

9. The specifications call for a sandstone colored metal parapet cap. Is the parapet cap to be placed over existing stone parapet or is the stone to be removed? Building 53 appears to have a bronze colored parapet cap and scupper fascia, should the new parapet cap match or remain sandstone?

Answer: Parapet caps will be covered not removed all with a sandstone color.

Q1: Can the scope of the project be modified to “recover the upper roofs”? The upper roofs have a layer of modified roll bitumen roll roofing over 1.5” perlite. This would give good quality and save money for more roofing in other areas.

Answer: Roofs will not be demolished they will be covered over. They will be mechanically attached not fully adhered as previously planned.

Q2: Internal Gutters have copper standing seam panels and parapet cap. These will be damaged when re-roofing the gutter. What option should we bid: 1) install new copper; 2) attempt to save the gutters (extra time) and repair as required (risk factor); or (3) install painted steel cap and tan TPO liner (Note: it is visible from ground).

Answer: Remove the copper, recycle the copper, and report the weight of material recycled to the COR. Replace copper flashing with TPO coated metal not standing seam panels.

Q3: Should we include in our bid re-roofing the EPDM expansion? The EPDM expansion has tears and pin holes and should be repaired at the same time the roofing of C wing of building 53.

Answer: Remove the EPDM flashing and replace with TPO coated metal. It should be included in the pricing of roof section 4C01B1.

Q4: The R-16 insulation of the spec does not meet current code which requires R-20. Do you want us to bid a R16, R20 or R30 insulation system?

Answer: The VA is making an assumption that the current existing roofs have an R-10 value. The new TPO system shall add more to bring the system to minimum R-20.

RFI Answers VA256-16-B-1258

Q5: Can we work a night crew to help alleviate traffic and time allocation issues?

Answer: Night work is allowed and encouraged. Night is defined as 6pm-6am. The parking lots and sidewalks outside of the laydown area will be open to public during weekdays. Weekend work is also encouraged.

Q6: Should we bid landscaping at the end of the project or is it less expensive for you to do the repair internal? Our experience is that some damage will be done due to the weight of debris and weather conditions during the project.

Answer: Contractor will repair the areas damaged by filling holes with topsoil, smoothing out the areas, covering with common Bermuda seed and hay.

Q7: Do we bid complete replacement of the capstone, an estimated percentage of repairs, or not bid the capstone?

Answer: Parapet caps will be covered not removed all with a sandstone color.

Q8: Work on a metal deck is inherently noisy. Is the sensitivity of the hospital equal or are there areas of the project that require special effort and coordination?

Answer: Noise reduction will take coordination but not special construction.

Q9: Some of the 100 penetrations are clustered; can we bid constructing a raised area over the penetrations and roofing over that instead of removing the cluster with the elevated risk of leaks?

Answer: The cluster penetrations can be encapsulated and roofed over.

Q10: The locations for demo shoots, dumpsters/transport trucks are extremely limited to minimize labor, time, and secondary damage; will we be given access for these support items even if it affects visitor use of sidewalks? The daily removal of these items would be extremely expensive.

Answer: The south side of building 1 A wing will be one of the laydown areas. The grassy area east of building 1 A wing will be the other laydown area. All will be barricaded with orange snow fence.

Q11: Are there VA requirements for a barricade zone(s) on the ground during the roof work? Around the shoots, dumpster and trucks?

Answer: All will be barricaded with orange snow fence.

RFI Answers VA256-16-B-1258

Q12: Are there any HVAC air ingress points near the work areas that might affect air quality for the hospital? Any known or suspected special procedures that will affect the bid?

Answer: Intakes will be covered and uncovered by contractor; the VA will turn the fans on and off as needed. Fumes and dust must be kept to a minimum.

Q13: The Lightning Protection System is to be returned to its original condition. Are there specifications and drawings that define the original condition? Significant benefit for accurate planning and bidding.

Answer: The contractor will take pictures of original condition then put the rods back in the location after the roofing is complete.

Question: I want to request that I be able to use a roofing system that will enable me to not have to remove the existing roofs on your building. This system is called 2001 wind vented roof system and will still provide a 20 year warranty.

Answer: The entire project will now be to cover existing roof without extensive demolition. TPO system shall be vented so as to allow the existing SBS roof to dry.

RFI questions:

1. Copper panels remove and replace on 6 series roofs
2. Cover removed copper panel area with TPO or painted metal panels 6 series roofs
3. Copper cap remove and replace or install painted metal per specifications 6 series roofs.

Answer: Remove the copper, recycle the copper, report the weight of material recycled to the COR. Replace copper flashing with TPO coated metal not standing seam panels.

4. Verify louver size as they are all different sizes on 6 series roofs

Answer: Replace all light weight louvers on roof number 6 series with new similar louvers.

5. Wood fascia on 6 series roofs is mostly rotten remove and install new detail for proper wind securement or replace

Answer: Replace rotten wood with new material.

6. Is building FM insured if so has FM given a design approval number for review
7. If building is not FM insured the basis of specification is for design, and specification only or do we still need to get FM review of system.

Answer: The building is not FM insured and no provisions need to be made for FM.

8. Concrete supports through roof 4C01B to be remove or covered up with new system.

Answer: Concrete supports will be covered over with TPO metal.

RFI Answers VA256-16-B-1258

9. Area over section 5C01-1 to be recovered or replaced?

Answer: Roofs will not be demolished they will be covered over. They will be mechanically attached not fully adhered as previously planned. TPO system shall be vented so as to allow the existing SBS roof to dry.

10. Can Solvent adhesive be used since we are going into cooler months that may not qualify for low VOC specifications?

Answer: Yes solvent adhesive may be used.

Contractors who pulled cores send your depth and material findings to the VA CO and COR.

All answers by COR, J. Harvey 9/16/16